

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8751**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **n/a**
6. Current building name: **El Comite Building**
7. Building address: **455 Kimbark Street**
8. Owner name: **City of Longmont**
Owner address: **350 Kimbark Street**
Longmont, Colorado 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¹/₄ of **NW¹/₄** of **NW¹/₄** of **SE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491420**
Northing: **4446100**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **26, 27** Block: **51**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /
building type:

Modern Movements

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet **1250 square feet**
16. Number of stories: **1**
17. Primary external wall material
Brick
Wood / Vertical Siding
18. Roof configuration (enter one):
Flat Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):

21. General Architectural Description

The El Comite Building is a free-standing structure located in the middle of the 400 block on the west side of Kimbark Street. The building is set back 17 feet from the curb, and is separated from the street by a concrete sidewalk, and by a wide grass strip between the sidewalk and the curb. A large asphalt parking lot lies to the south of the building and to the west where it extends to the alley between Kimbark and Main Streets. Rectangular in shape, the building is one story in height, and measures 25' north-south by 50' east-west. The building is supported by a low concrete foundation, with no basement. The exterior walls are made of red bricks, laid in running bond. Stained dark brown, vertical composition board siding, projects out 18" from the brick wall surface on the upper portion of the south, east and north elevations. Rounded arches in the siding appear over window openings, and over the main entrance on the south elevation. The roof is flat, covered with gravel/tar composition roofing material. The main entry on the façade (south elevation) features a glass-in-steel-frame door, with flanking sidelights, set beneath the rounded arch of the vertical composition board siding. A secondary entrance is located at the south end of the west elevation, where a steel door opens into the parking lot.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the west side of Kimbark Street, one block east of Main Street, in one of Longmont's oldest core residential neighborhoods. Platted in 1872 as part of Longmont's original townsite, this area is now home to a mixture of single family homes, with a few duplexes and small apartment buildings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1958**

Source of information:
Building cornerstone, located in the lobby

26. Architect:
Associated Contractors of Longmont

Source of information:
cornerstone

27. Builder/ Contractor:
Associated Contractors of Longmont

Source of information:
cornerstone

28. Original owner:
Longmont Area Chamber of Commerce

Source of information:
Longmont City Directories

29. Construction History (include description and dates of major additions, alterations, or demolitions):

A cornerstone located in the El Comite Building's lobby states that it was erected by the Associated Contractors of Longmont (A.C. of L.) in 1958. The building was constructed as the Longmont Area Chamber of Commerce Building, and was used by the Chamber until the late 1980s. In earlier years, between circa 1890 and 190, the west side of the 400 block of Kimbark Street was developed as a residential neighborhood. In 1890, a single residence was located here, but by 1911, five more single-family dwellings, along with two distinctive Terrace-style apartment buildings had been built. (The apartment buildings were constructed between 1900 and 1906, and were located on lots 27-29, and on lots 32 and 33, respectively. Three houses at the north end of the block were razed in the 1930s to make way for the Longmont Post Office (a W.P.A. project). The other residences and the two apartment buildings were removed in the mid-1950s to make way for this building and for a large parking lot.

30. Original location: **Yes**
Moved
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Professional**
32. Intermediate use(s): **Government**
33. Current use(s): **Government**
34. Site type(s): **Offices for El Comite de Longmont, a non-profit organization specializing in serving the Latino community.**

35. Historical Background

This building was constructed in 1958 by the Associated Contractors of Longmont, and it was subsequently used as offices by the Longmont Area Chamber of Commerce until the late 1980s. The building's construction in 1958 helped usher in a period of urban renewal in Longmont, as through the 1960s and into the early 1970s many older homes were razed to make way for modern offices and commercial buildings, as well as to create parking lots. The west side of the 400 block of Kimbark Street, where this building is located was initially developed around the turn of the twentieth century as a residential neighborhood. By 1911, five single-family homes, along with two apartment buildings were located where this building and parking lots are now situated.

Following its use by the Chamber of Commerce, in the late 1980s and early 1990s this building became the City of Longmont's Fire Prevention Office. The city-owned building became vacant in 1994, and Longmont officials decided to offer it to non-profit organizations to use as office space. Six agencies submitted written proposals, and the City eventually offered to lease the building, at no cost, to two organizations, El Comite and Habitat for Humanity. The two groups shared the building for a while, however, El Comite eventually became the building's sole non-profit tenant. El Comite was formed in 1980 in Longmont following an unfortunate incident in which two young Hispanic men, Jeff Cordova and Louis Garcia, were shot to death by a rookie Longmont police officer. Tensions were high following the incident, and El Comite evolved as a liaison between law enforcement and Longmont's Hispanic community. From the beginning, El Comite has developed into a well-established social services organization, with emphasis on education, employment, health, civil rights, youth intervention, and other programs. In 1989, the organization received a grant from the Colorado Endowment for the Humanities to record the history of Hispanics in the St. Vrain Valley. The project resulted in a slide show, and a published book, titled *We Too Came to Stay, A History of the Longmont Hispanic Community*. Now in existence for more than twenty years, El Comite is supported by the Boulder County United Way, the City of Longmont, and by the Boulder County Commissioners.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card – Urban Master," On file at the Boulder Carnegie Library.

"Local History Project Wins State Grant." *Longmont Times-Call*, December 12, 1989, p. 1.

"Nonprofit Groups Get Free City Office Space." *Longmont Times-Call*, March 23, 1994, p. A3.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

xx Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture, Ethnic Heritage / Hispanic; Politics / Government; Community Planning and Development

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Because it was built in 1958, this building is less than fifty years old, and as such, it is ineligible for inclusion in the National Register of Historic Places. The building does not appear to meet the requirements for Criteria Consideration G, relating to properties which have achieved significance within the past fifty years. The building, however, should be considered eligible for individual designation as a Longmont Landmark. Architecturally, the building is notable for its representation of professional office buildings and small commercial buildings constructed in Longmont from the late 1950s to the early 1960s. Historically, the building is significant for its association with the non-profit agency El Comite, an association which is continuing at the present time. Since its inception in 1980, El Comite has played an increasingly influential role in shaping Longmont's socioeconomic development. This building is the one property that is most closely associated with the organization and its programs.

43. Assessment of historic physical integrity related to significance:

This building has had no additions, and no notable exterior alterations, subsequent to its construction in 1958. The building retains a high degree of historical integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **The property is located one block west of the East Side Historic District, which is listed in the National Register of Historic Places. The property is also located less than one block east of Main Street in downtown Longmont. Properties in this area on the west side of Kimbark Street have the potential to be incorporated into the existing East Side Historic District, or be incorporated into a commercial district made up primarily of building's along Longmont's Main Street.**

If there is National Register district potential, is this building:

Contributing:

Noncontributing: **xx**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-1**

Frame(s): **13-16**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **March 3, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525
53. Phone number: **970/493-5270**